



4 Tantallon Court

Heugh Road, North Berwick, East Lothian, EH39 5QF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with walk-in storage cupboard.
- Attractive & generously proportioned living room/ dining room.
- French door to communal gardens.
- Modern fitted kitchen with integrated appliances.
- Generously proportioned double bedroom with excellent walk-in storage cupboard.
- Contemporary fitted shower.
- Electric heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents parking (for an annual charge & subject to availability).
- Visitors parking.
- Residents lounge.
- House manager.
- 24 hour careline system.
- Guest suite.



GENERAL DESCRIPTION

A ground floor flat part of a modern retirement development managed by McCarthy Stone, built in 2017, in the highly desirable seaside town of North Berwick in East Lothian. The property is situated close to an excellent range of shops, bus links and within walking distance of the beach and ideal for somebody downsizing and looking to stay in a sought after location. The property is brought to market in move-in condition.

COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 1.2 MILE TO NORTH BERWICK TRAIN STATION.
AIRPORT - APPROXIMATELY 37 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN WALKING DISTANCE

LOCATION

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER-HOOD, FRIDGE/FREEZER AND WASHER/DRYER AND MICROWAVE OVEN. THE FURNITURE WILL ALSO BE INCLUDED IN THE SALE PRICE.





FACTORING

The factor for the development is McCarthy Stone at an approximate charge of £2000 per annum. This covers the maintenance of all the communal areas, the blocks building insurance, house manager and 24 hour careline system. Please note potential homeowners require assessment and approval by McCarthy Stone and must be a minimum of 60 years old. A residents' parking space is subject to availability and there is an annual charge of £250.

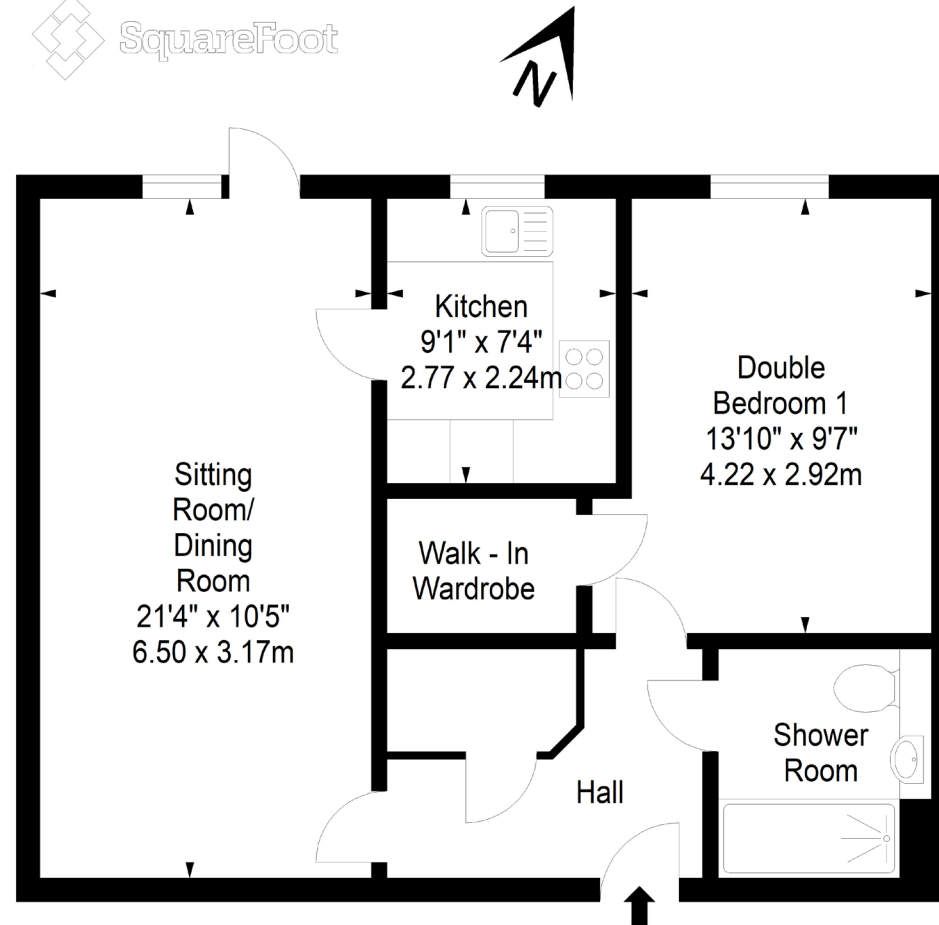
**Tantallon Court,
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Approx. Gross Internal Area
607 Sq Ft - 56.39 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.